

GOVERNMENT OF ANDHRA PRADESH

ABSTRACT

Town Planning – Tandur Municipality – Certain variation in the Master Plan - Change of land use from Industrial use zone to Residential use in S.No.109/Part of Malreddypally Village, Chincholi Road, Tandur to an extent of Ac.2-05 Guntas - Draft Variation - Confirmed – Orders - Issued.

MUNICIPAL ADMINISTRATION AND URBAN DEVELOPMENT (H1) DEPARTMENT

G.O.Ms.No. 332

Dated the 21st May, 2009.

Read the following:-

1. G.O.Ms.No.482 MA., dated 19.9.2000.
2. From the Director of Town and Country Planning, Hyderabad, Letter Roc.No.3039/2008/H, dated 4.8.2008-I.
3. Government Memo. No.13622/H1/2008-1, Municipal Administration and Urban Development Department, dated 19.8.2008.
4. From the Commissioner of Industries, Letter No.28/687/MA&UD/13622/H1/2008/FD, dated 25.10.2008.
5. Government Memo. No.13622/H1/2008-2, Municipal Administration and Urban Development Department, dated 27.1.2009.
6. From the Commissioner of Printing, A.P., Extraordinary Gazette No. 56, Part-I, dated 30.1.2009
7. From the Director of Town and Country Planning, Hyderabad, Letters Roc.No.3039/2008/H, dated 21.3.2009 and 6.5.2009.

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ORDER:

The draft variation to the Tandur General Town Planning Scheme, the Master Plan which was sanctioned in G.O.Ms.No. 482 MA., dated 19.9.2000, was issued in Government Memo. No. 13622/H1/2008-2, Municipal Administration and Urban Development Department, dated 27.1.2009 and published in the Extraordinary issue of A.P. Gazette No. 56, Part-I, dated 30.1.2009. No objections and suggestions have been received from the public within the stipulated period. The Director of Town and Country Planning, Hyderabad in his letter dated 6.5.2009 has stated that the Commissioner, Tandur Municipality has informed that the applicant has paid an amount of Rs.34,400/- (Rupees thirty four thousand four hundred only) towards development and conversion charges as per G.O.Ms.No.158., MA., dated 22.3.1996. Hence, the draft variations are confirmed.

2. The appended notification will be published in the next issue of the Andhra Pradesh Gazette.

(BY ORDER AND IN THE NAME OF THE GOVERNOR OF ANDHRA PRADESH)

**Dr.C.V.S.K.SARMA,
PRINCIPAL SECRETARY TO GOVERNMENT.**

To

The Commissioner of Printing, Stationery and Stores Purchase, Hyderabad.

The Director of Town and Country Planning, Hyderabad.

The Regional Deputy Director of Town Planning, Hyderabad.

The Municipal Commissioner, Tandur Municipality, Ranga Reddy District.

Copy to:

The individual through the Municipal Commissioner, Tandur Municipality, Ranga Reddy District.

The District Collector, Ranga Reddy District.

The Private Secretary to Minister for MA&UD.

SF/SC.

// FORWARDED :: BY ORDER //

SECTION OFFICER

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APPENDIX
NOTIFICATION

In exercise of the powers conferred by clause (a) of Sub - section (2) of section 15 of the Andhra Pradesh Town Planning Act, 1920 the Government of Andhra Pradesh hereby makes the following variation to the Master Plan of Tandur Town, the same having been previously published in the Extraordinary issue of Andhra Pradesh Gazette No. 56, Part-I, dated 30.1.2009, as required by clause (b) of the said section.

VARIATION

The site in S.No.109/Part of Malreddypally Village, Chincholi Road, Tandur to an extent of Ac.2-05 Guntas, the boundaries of which are as shown in the schedule below and which is earmarked for Industrial use zone in the General Town Planning Scheme (Master Plan) of Tandur Town sanctioned in G.O.Ms.No. 482 MA., dated 19.9.2000 is designated for Residential use by variation of change of land use as marked "ABCDE&F" as shown in the revised part proposed land use map GTP No.1/2008/H, which is available in Municipal Office, Tandur Town, **subject to the following conditions; namely:-**

1. That the title and Urban Land Ceiling / Agricultural land ceiling aspect shall be scrupulously examined by the concerned authorities i.e., Urban Development Authorities / Municipal Corporations / Municipalities before issue of building permission / development permission.
2. That the above change of land use is subject to the conditions that may be applicable under the Urban Land Ceiling Act, 1976 and A.P. Agriculture Ceiling Act.
3. The owners / applicants are solely responsible for any misrepresentation with regard to ownership / title, Urban Land Ceiling Clearances etc. The owners / applicants shall be responsible for any damage claimed by any one on account of change of land use proposed.
4. The change of land use shall not be used as the proof of any title of the land.
5. The change of land use shall not be used as the sole reason for obtaining exemption from the provisions of Urban Land Ceiling Act, 1976.
6. The applicant shall obtain layout / development permission from Director of Town and Country Planning / competent authority as the case may be.
7. The applicant shall hand over the site affected portion in road widening on eastern side to an extent of 323 Sq.Yards to the Tandur Municipality at free of cost through registered gift deed due to widening of existing road (Chincholi road) to 100 feet wide as per Master Plan.
8. The Municipal Commissioner, Tandur Municipality shall not entertain any sort of developments in the applicants site which is left as vacant.
9. The applicant shall furnish L.C.C. for the proposed site while coming for residential developments.
10. The applicant shall obtain layout and building permission from the competent authority before taking up any development activity.

SCHEDULE OF BOUNDARIES

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| North | : | S.No.109/Part of owners farm houses. |
| East | : | Existing road leading from Chincholi to town 100 feet wide road as per Master Plan and owners land with graves. |
| South | : | Valmiki Nagar and existing houses in S.No.108. |
| West | : | Vacant land in S.No.112. |

Dr.C.V.S.K.SARMA,
PRINCIPAL SECRETARY TO GOVERNMENT.

SECTION OFFICER